

DATE: March 19, 2012

TO: Honorable Mayor & Members of the Board of Aldermen

FROM: City Plan Commission/Architectural Review Board:
Harold Sanger, Chair
Jim Liberman, Vice Chair
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City Staff:
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SUBJECT: 2011 City Plan Commission/Architectural Review Board Annual Report

City Plan Commission:

The City Plan Commission is responsible for issues pertaining to the development of the City of Clayton in conformance with the Master Plan. During calendar year January 1, 2011 to December 31, 2011, significant public hearings were held and important recommendations were made regarding text amendments and conditional use permits. Additionally, several approvals were granted for site plan and architectural review projects.

The City Plan Commission also continued its involvement in sustainable development practices by continuing their discussion sessions regarding possible changes to storm water mitigation methods and landscaping requirements associated with residential construction. A "Green Sheet" was developed which provides sustainable resources and is included with the site plan and architectural review applications.

In addition, the City Plan Commission conducted multiple discussion sessions and held a public hearing regarding an amendment to the Zoning Regulations to establish criteria for the installation and use of renewable energy systems, which resulted in the Board of Aldermen's approval of these regulations on February 28, 2012. Public hearings were also held pertaining to an amendment to the Sign Ordinance to implement regulations and a permit requirement for sidewalk signs, and amendments to the Zoning Regulations to allow wine bars as a permissible use in the City's commercial zoning districts. The new regulations were approved by the Board of Aldermen on April 26th and September 13th, respectively.

Also in 2011, the City Plan Commission recommended approval of a rezoning to a Planned Unit Development (PUD) District for a change in use from a senior living facility to a mixed-use building consisting of apartment rentals with a retail/restaurant component for Clayton on the Park at 8025 Bonhomme Avenue.

The City Plan Commission considered and recommended approval to the Board of Aldermen several Conditional Use Permit applications during calendar year 2011 including use of the property at 10 South Brentwood Boulevard as a municipal facility, primarily to house the City's police department. Conditional Use Permits for new restaurants including Break-N-Egg on Forsyth Boulevard, Crushed Red on Maryland Avenue and Choice St. Louis on Clayton Road were also considered and recommended for approval. Miscellaneous Conditional Use Permit applications were also considered and recommended for approval including a court reporting school at 7730 Carondelet Avenue, a training facility (Gateway Crossfit) at 6617 Clayton Road, a second unit at 18 Carswold, a martial arts studio at 509 South Hanley Road and an expansion of outdoor seating for Tani Sushi Bistro at 16 South Bemiston Avenue. The Plan Commission recommended denial of a Conditional Use Permit application from The Forsyth School for use of the property at 6307 Wydown Boulevard for an expansion of use. In addition, the City Plan Commission reviewed and approved the site plan of four (4) new single family residences and two (2) commercial projects (Sterling Bank and the new municipal facility).

Architectural Review Board:

The Architectural Review Board reviews the design, materials and compatibility of new construction and also conducts design and material reviews of additions, alterations and improvements to existing structures, buildings and properties.

During calendar year 2011, the Architectural Review Board approved the design and materials of several projects, including four (4) new single family residences, one (1) large residential addition, two (2) residential detached garages and two (2) commercial projects. In addition, the Architectural Review Board approved eight (8) smaller residential additions.

The following provides a detailed list of the projects considered by the Plan Commission/ Architectural Review Board during calendar year 2011.

2011 Plan Commission/Architectural Review Board Business Items

City Business (3)

- **2010 Annual Report**
- **Discussion - Revised Regulations for Residential Projects-impervious coverage and storm water management**
- **Discussion – Renewable Energy Systems**

Public Hearings (4)

- **Amendment to Sign Regulations – Sidewalk Signs**
- **Amendment to Zoning Regulations – Wine Bars**
- **Amendment to Zoning Regulations – Renewable Energy Systems**
- **Rezoning to Planned Unit Development – 8025 Bonhomme**

Rezoning to a Planned Unit Development (PUD)

- **8025 Bonhomme Avenue – Clayton on the Park**
Recommended approval of a rezoning to a PUD to allow a change in use from a senior living facility to a mixed-use building consisting of rental apartments with a retail and restaurant component.

Conditional Use Permits—Commercial/Institutional (10)

- **16 South Bemiston Avenue (Tani Sushi Bistro)**
Conditional Use Permit—Recommended approval
- **6617 Clayton Road (Gateway Cross-fit)**
Conditional Use Permit – Recommended approval
- **7814 Forsyth Boulevard (Break-N-Egg)**
Conditional Use Permit – Recommended approval
- **50 South Bemiston Avenue (Sterling Bank)**
Conditional Use Permit—Recommended approval
- **10 South Brentwood Boulevard (Municipal Facility-Police building)**
Conditional Use Permit – Recommended approval

- **8007 Maryland Avenue (Crushed Red)**
Conditional Use Permit – Recommended approval
- **7807 Clayton Road (Choice St. Louis)**
Conditional Use Permit – Recommended approval
- **509 South Hanley Road (Myung Martial Arts Young Academy)**
Conditional Use Permit – Recommended approval
- **7730 Carondelet Avenue (Vatterott Court Reporting Institute)**
Conditional Use Permit – Recommended approval
- **6307 Wydown Boulevard (Forsyth School)**
Conditional Use Permit – Recommended denial

Site Plan and Architectural Review—Single Family Residential (5)

- **42 Ridgemoor - New Construction –Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **7409 Somerset - New Construction – Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **114 Topton Way - New Construction – Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **111 North Forsyth Boulevard – Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved
- **326 DeMun Avenue - New Construction – Addition to Single Family Residence**
Site Plan Review—Approved
Architectural Review—Approved

Site Plan/Architectural Review – Institutional/Commercial (2)

- **50 South Bemiston Avenue – (Sterling Bank)**
Site Plan Review—Approved
Architectural Review—Approved
- **10 South Brentwood Boulevard – (Municipal Facility)**
Site Plan Review – Approved
Architectural Review – Approved

Architectural Review—Addition/Renovation & Façade Changes (20)

- **1 Mark Twain Circle – Entry Plaza & Signage – Clayton High School - Approved**
- **7700 Forsyth Boulevard – Amendment to Wind Veil Approval – Centene – Denied**
- **16 South Bemiston Avenue – Outdoor Deck – Tani Sushi Bistro – Approved**
- **155 Carondelet Plaza – Public Art – The Crescent – Approved**
- **8140 University Drive – Detached Garage – Approved**
- **8136 Stratford Drive – Amendment to Front Façade Renovation Approval – Denied**
- **427 Oakley – Addition to Single Family Residence – Approved**
- **6451 Clayton Road – Pergola/Canopy (DeMun Pointe) – Approved**
- **18 Carswold – Addition to Single Family Residence – Approved**
- **34 Broadview – Addition to Single Family Residence – Approved**
- **7434 Buckingham Drive – Addition to Single Family Residence – Approved**
- **35 Arundel Place – Detached Garage – Approved**
- **21 Brentmoor Park – Amendment to Covered Walkway/Porte-Cochere Approval– Approved**
- **39 West Brentmoor – Construction of a detached Pool House – Approved**
- **7762 Davis Drive – Addition to Single Family Residence – Approved**
- **8021 Daytona Drive – Addition to Single Family Residence – Approved**
- **69 Crestwood Drive – Addition to Single Family Residence – Approved**
- **7619 Shirley Drive – Addition to Single Family Residence – Approved**
- **205 Topton Way – Addition & Alterations to Single Family Residence – Approved**
- **7810 Forsyth Boulevard – Exterior Alterations – Approved**

Architectural Review—Non-Classified (6)

- **45 Aberdeen – Front Yard Wall/Fence & Covered Rear Patio – Approved**
- **7700 Forsyth Boulevard – Amendment to Wind Veil Approval – Denied**
- **155 Carondelet Plaza (The Crescent) – Public Art – Approved**
- **7600 Westmoreland Avenue – Pavilion (Hanley Park) – Approved**
- **6345 Wydown Boulevard – Church of St. Michael/St. George – Playground Renovation- Approved**
- **52 Arundel Place – Solar Panels – Approved**

Architectural Review - Outdoor Seating/Dining (1)

- **20 North Central Avenue (Kilkenney’s) – Approved**

Architectural Review—Signage (4)

- **7911 Forsyth Boulevard - Approved**
- **120 South Central Avenue - Approved**
- **6357 Clayton Road - Approved**
- **168 North Meramec - Approved**

Staff believes all actions of the Commission/Board have been in conformance with the goals and policies of the City’s adopted Master Plan and Zoning Regulations.